

UNCEASING CRY FOR CHEAP FLATS

These and Cheap Houses
Wanted by Hundreds.

SUPPLY ENTIRELY UNEQUAL

Refutation of Contention That Apartment House Building Is Being Overdone.

"I will give one hundred dollars to any man who will tell me where I can get one hundred cheap houses or flats for rent."

This remark, uttered by a well-known real estate broker, may serve as an introduction to what is to follow, all the more as the wish there expressed will be echoed by every broker in the city of Washington.

In the course of the fiscal year ended June 30, 1905, the office of the Inspector of Buildings issued permits for the erection of apartment houses that aggregated in value not less than \$3,581,100, and as these permits were less than seventy in number, it will be seen that activity in this department of building operations was by no means at its height. It appears from Inspector Ashford's report that the capital involved was distributed as follows: Northwest, \$1,453,500; northeast, \$115,800; southeast, \$115,800; southwest, \$33,000; county, \$1,814,000.

Good Investment in Suburbs.
It is to be supposed that under the head of "county" is classed all the territory lying north of Florida avenue. Assuming this to be the case, the figures adduced give force to what has been repeatedly pointed out in these columns, namely, that in this outlying territory is the greatest field for profitable investment in real estate. Some of the best apartment houses have been built in this area, and there is not the least doubt but that many more will follow in the near future.

To return, however, to the remark of the broker quoted above, it proves that the supply of apartments, especially of those rentable at a fairly moderate figure, is as yet very far from satisfying the demand. In this fact is found the very strongest refutation of the assertion so frequently uttered by the doubting Thomases of our city that the building of apartment houses of every description is being overdone and that the inevitable reaction is about to set in sooner or later. The novelty of this new way of housing families is given as one of the reasons for what these good people are pleased to designate as an ephemeral rush for flats. As soon as this wears off, they say, hundreds of these apartment houses will be tenanted and people will return to houses of their own, large or small, as the case may be.

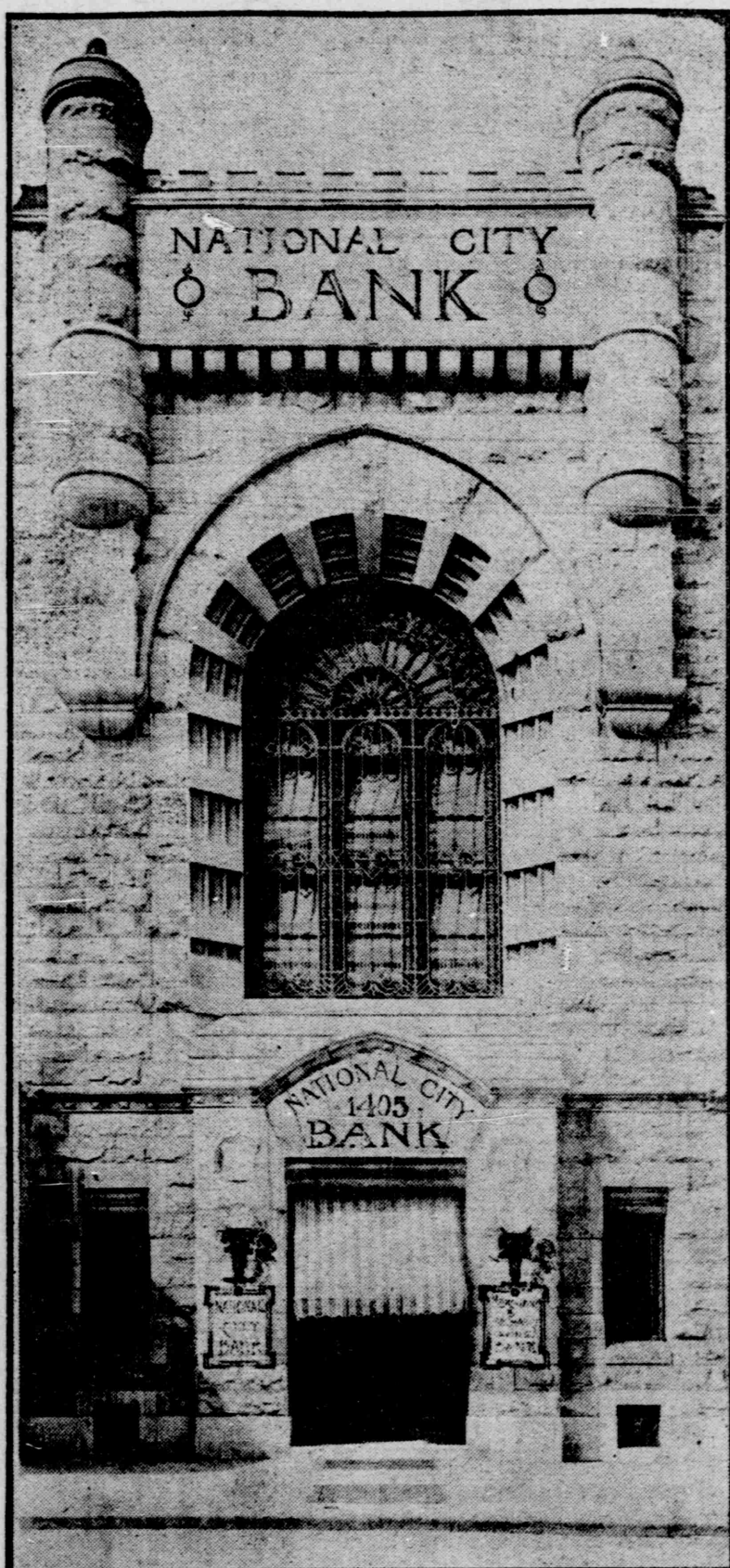
Just Beginning.
An altogether different view, however, is taken by a good many people who have taken careful note of the trend of current events and who also are personally cognizant of the history of apartment house building in other large cities of the United States, and especially Europe. They contend that Washington is just beginning to see the erection of apartment houses and they view with great satisfaction the fact that space here is not yet so congested as to make impracticable the erection of the cheap two-story structures which at a moderate rental will make a profitable return to their owners. There are two powerful causes creating the demand for apartment houses and they view with satisfaction the fact that space here is not yet so congested as to make impracticable the erection of the cheap two-story structures which at a moderate rental will make a profitable return to their owners. There are two powerful causes creating the demand for apartment houses and they view with satisfaction the fact that space here is not yet so congested as to make impracticable the erection of the cheap two-story structures which at a moderate rental will make a profitable return to their owners.

Saving Money.
This at the present price of coal would of itself almost effect the saving of \$10. Besides not as much gas need be burned in a flat as in a house, because for one thing, there is but one hall to be lighted, and in other ways economy can be practiced. The most important item of saving, however, and what is of no less value, worry—is the servant to be dispensed with in a well arranged flat. The cost of a servant, counting wages, board and wastage, is not less than \$15 to \$20 a month. It would seem as if the lady in question had made good her claim in favor of the apartment house. It is precisely these considerations that predispose people in favor of living in apartment houses. It is admitted that they have their drawbacks as well, but these, it is claimed, are more than overbalanced by the advantages. From this viewpoint, therefore, apartment houses bid fair to grow in popularity and, partly because of this, it is likely that the class of property is likely to continue for a long time to come.

Plans for New Bank.
The officials and promoters of the National City Bank are looking anxiously forward to the day when the building purchased by them from the American Security and Trust Company can be vacated by the latter, so as to enable the new financial institution to move into its quarters and settle down to business. It will be probably the end of October, if not even later, ere this will happen, because the trust company's new building at New York avenue and Fifteenth street will not be ready for occupancy for several weeks. In the meantime, however, Architect B. Stanley Simmons is busily engaged in making plans for fitting the interior just as soon as it is turned over to him. No changes will be made on the front of the building save the erection of the trust company's name and the substitution therefor of the bank's. How the front will appear then is shown in the accompanying picture.

Some Building Operations.
Harry Wardman, one of the most active builders in the District, is going

BUILDING FOR NATIONAL CITY BANK



HOW IT WILL LOOK

When American Security and Trust Company Front on G Street Is Changed.

to erect nine three-story and cellar residences, 17 by 60 feet in dimension, on Kansas avenue, near Adams Mill road, to cost \$25,000. Architect A. H. Beers is preparing the plans.

Architect B. S. Simmons is drawing plans for a store and apartment house for Mrs. Harriet A. Shaffer, at 619 E street, northwest, with twenty-six feet front and seventy-two feet depth. There will be only one apartment on the second floor and two each on the third and fourth, each apartment to contain five rooms and bath. Mr. Simmons is also preparing plans for a store and residence on E. Stanton avenue, between Third and Fourth streets southeast, for Mrs. Louise D. Brice. It is to be a three-story and cellar building.

C. B. Hight and T. H. Pickford are going to erect a three-story apartment house on Fourteenth street, between Hunter and Bell streets, for which Architects Hunter and Bell are drawing the plans. It is to cost \$15,000.

The bids for the new building of the Metropolitan-Citizens' National Bank will be taken in next Thursday. It will take about three weeks to pass upon them and to determine who will get the contract. B. Stanley Simmons is the architect for the structure, which will be about nine stories in height.

Rough on Architects.
In the current issue of Engineering News appears an article, in which engineers and engineering contractors are urged to enter the field of architectural building work. A portion of this article is not especially complimentary to architects. It says:

"Another reason why the field of architectural building should be an attractive one to engineers is the present miserable state of the art of drawing specifications for building construction. We have had occasion to criticize unfavorably many specifications for engineering work, but even the poorest of these has been a model of excellence compared with the ordinary specification written by an architect."

"Bills for extras are common enough on engineering work, but on architectural work they often make the original contract look like the 'extras' and the 'extras' look like the original contract. This is due not alone to the changes in the plans asked for by the owner, but to the vagueness of the specifications on important details. While owners of cottages and residences generally are noted for their disposition to change their plans, no such charge can be made against the average business man who is putting up a building for business purposes. He may be inveigled into a change of plans, but he is the last man likely to suggest a change of his own volition—he has heard too much about contractors for architectural work."

"We reason, therefore, that firms of engineers and architects, who are known to be specific to the last detail in their plans and specifications, can command high salaries or commissions as the designers of buildings for business purposes."

SPEAKS ILL OF FLAG.
DISMISSED FROM ARMY

"For speaking disrespectful and contemptuous words of the flag of the United States," Private George H. Crawford, a member of the band of the Tenth Infantry, has been tried at Fort Lawton, Washington, convicted, and sentenced to be dishonorably discharged, to forfeit all pay and allowances, and to serve two years at hard labor in the army prison at Alcatraz Island, Cal.

MORE TYPHOID IN SPITE OF FILTERED WATER

Fifty Cases Reported in Past Week as Compared With Forty-one for Previous Seven Days.

Despite the use of filtered water there was a considerable increase in the number of typhoid fever cases last week. Fifty new cases were reported to the Health Officer up to midnight last night, while during the previous week only forty-one were recorded.

The number of cases under treatment last Sunday morning was 271, while this morning 288 patients are still in the hands of physicians. There were fifty-three discharges during the week, forty-seven by recovery, and six by death.

One thing in connection with the typhoid fever outbreak this year which has been noted by physicians is the comparative mildness of the disease. Up to September 24, 1904, there had been 497 cases of typhoid fever reported, or 124 less than this year. During the same period there were sixty-three deaths, or one more than this year.

The typhoid fever record from now on will be watched with a great deal of interest and believed at the Health Department that the use of filtered water will cause a marked decrease in the number of cases after today.

Yesterday afternoon the nineteenth filter bed was turned on, giving 57,000,000 gallons of pure water. The average consumption in about 2,000,000 gallons. By the end of next week, the filtration plant will be furnishing almost every gallon of water used.

WANTED—FARMS.

WANTED—To rent a small house with a few acres of land in the country accessible to Washington by trolley. Address 190X 119, Times office.

FOR SALE—FARMS.

FOR SALE—On easy terms, two splendid adjoining farms near Washington, suitable for stock or dairy purposes. Address OWEN, 224 6th st. nw.

FOR SALE—One of the finest stock farms in Maryland, consisting of 230 acres of high land, 500 of meadow; well watered; one mile from town; twenty miles from Washington; about 500 acres under cultivation; balance in good timber. If sold at once, will take \$10,000. Address E. DANIELS, Commercial Bank Building, Washington, D. C.

A FARM BARGAIN.

A FARM IN VIRGINIA, only ten miles from the White House; 85 acres; fine location; good roads, near railroad station; fine house and modern improvements; 200 acres. You can move right on; dirt cheap at \$60 per acre. A great bargain, on easy terms. See us at once.

ATKINSON & BALLARD CO.

1328 New York Ave. sell-1f

FOR RENT—STORES.

FOR RENT—Store and six-room dwelling, southeast corner of 9th and Florida ave. nw. For information, 230 E st. ne., after 4:30 p. m.

FOR RENT—Store, with fixtures and eleven-room dwelling and stable, 1526 15th st. nw.; house heated throughout with steam. Apply to J. H. R. 422 Pennsylvania ave. nw.

L. RICHOLD, REAL ESTATE BROKER, Room 9—1010 F Street Northwest

BARGAINS IN HOMES, INVESTMENT AND BUSINESS PROPERTY

FOR SALE—INVESTMENT PROPERTY PAYING 9, 10, AND 12%. I MAKE A SPECIALTY OF INVESTMENT AND BUSINESS PROPERTY

FIVE BRICK HOUSES on alley near 7th st. nw., between O and P, always rented to white tenants at \$42.50 per month. Price, \$4,250.

CORNER OF FLORIDA AVE. NW.—Seven-room and bath brick. Will be sold cheap. ON WEST SIDE 14TH ST. In Mt. Pleasant. About ten houses. Will sell cheap, singly or as a whole, on easy terms.

SIX-ROOM AND BATH BRICK on Dearborn st. nw. (Columbia Heights), in first-class condition. Price, \$8,400.

ON NEW YORK AVE. NW.—Two six-room bricks, water and sewer; rent for \$18 per month; trust \$1,500. Price, \$2,400.

HOUSE AND LOT on 11th st. nw., between L and M, lot 20x125; renting for \$22.45. Price, \$3,900.

ON E ST. SE.—Six rooms and bath. Price, \$2,775.

SIX-ROOM BRICK on 11th st. nw., near New York ave. Price, \$3,500.

5TH ST. SE., near Pennsylvania ave.—3-story 9-room and bath brick. Price, \$5,000.

ON 11TH ST. NW., near New York ave.—9-room and bath brick, near Massachusetts ave. Price, \$3,500.

ON 4TH ST. NW., between R and S, good 7 rooms and bath. Reasonable price.

6-ROOM BRICK and bath, on Myrtle st. ne. Price very low.

ON 10TH ST. NE., near Massachusetts ave.—10 rooms and bath, with stable. Sold at a very low price.

ON NORTH CAROLINA AVE. SE., between 10th and 11th, 6-room brick and bath, with stable. Good home at a low price.

6 BRICK HOUSES on O st. nw., lot 20x125. Price, \$2,500 each. Price, \$2,500 each.

11 BRICK HOUSES in Southwest; renting for \$20 per month and ground enough for three more houses. Price, \$10,500, terms to suit.

ON K STREET NW., between 6th and 7th sts. Two frames, with 36 feet frontage. Will be sold cheap to close estate.

FIVE-ROOM FRAME on 4th st. nw., water and sewer; sold, \$1,000. Price, \$1,500.

FOUR HOUSES on E st. ne., between 12th and 13th, and near Pennsylvania ave. All white tenants; 68 feet front and about 100 deep; will be sold at a low price.

8 BRICK HOUSES in Southwest, renting for \$12 per month. Price, \$3,400.

12 FRAMES in Southwest, including corner; water and sewer; to alley. Price for all, \$10,000; rent, \$100 per month. Always rented to white tenants.

SIX BRICK HOUSES on McLean ave. sw.; always rented to white tenants; good investment.

8-ROOM FRAME on Maryland ave. sw., running through to C st., between 9th and 10th sts.; 24 feet front; 160 feet deep; excellent site for warehouse; rents for \$15.00. Price, \$2,500.

ON MASSACHUSETTS AVE. NE., near Lincoln Park—Nine rooms and bath. Price, \$6,000. Rent, \$60.00; no lease.

ON 6TH ST. NW.—Seven-room frame; water and sewer; stable; lot 20x125. Price, \$4,500.

NINE-ROOM BRICK on T st. nw., between 9th and 10th—Hot-water heat; cellar. Will be sold very reasonable.

ON 15TH ST. NW., between S and T—Ten-room brick, water and sewer; lot 20x125. Will be sold very reasonable.

719 D ST. SE.—12-room brick; two baths; cellar; all modern improvements; side lot about 62 feet front; will sell cheap.

ON NORTH SIDE of Westminister st. nw., five-room, window brick, lot 20x100. Price, \$19,900, to alley. Price, \$6,500.

NINE-ROOM AND BATH BRICK, on 1 st. nw., between 6th and 7th sts.; lot 25x85. Will be sold very reasonable.

ON NORTH SIDE of Rhode Island ave. nw., between 13th and 14th sts., 12-room bay window brick; two baths; cellar; entire house, excellent condition. Price reasonable; or will trade for smaller piece in good location.

ON HELMONT AVE., just off Connecticut ave., 9-room and bath bay window brick; cellar; house, Price, \$5,000.

ON 9TH ST. NW., near E. Capitol st., 9-room and bath, with cellar; heated by furnace. Splendid home for reasonable price.

LARGE STABLE CARriage house, with cellar throughout; big stable and carriage house in rear; on 6th st. se., near the Avenue. This was built for the owner's personal use.

SPECIAL BARGAIN on Washington Heights; lot 20x100, good new lot, 20x100, three stories and cellar on 18th st., between Belmont ave. and Columbia road. Possession given on short notice.

A FINE THREE-STORY bay-window house on New Hampshire ave., containing 10 rooms and bath; lot 20x125, to be sold by owner, lot 30x125, to alley, owner leaving for Italy; will be sold very reasonable.

FINE 12-ROOM BRICK with side view of 15th st. nw., between 9th and 10th sts., poolroom in basement; lot 20x125, to alley.

M ST. NW., near 9th and P sts.; furnace heat; bay window; alley; in excellent condition. Price reasonable if sold at once.

ON KALORAMA AVE., 3-story and cellar brick; 12 rooms; lot-water heat; lot 20x150, very low for first-class property.

3 HOUSES on T ST. NW., between 10th and 11th; 8 rooms and bath and cellar; will be sold as a whole or separately; very cheap.

ON 8TH ST. NW., between L and M; 8 rooms and bath; lot 20x100, Price, \$3,000.

No. 259 H ST. SW., 5-room brick. Rents for \$12.30. Price, \$1,500.

SECOND ST. SW., 3 bricks; renting for \$21.90. Price, \$2,500 for all.

BUSINESS PROPERTY
4-STORY BUILDING, with store, on west side 7th st. nw., between L and M; lot 25x100, to alley.

IN GOOD LOCATION, on west side of 14th st. nw., between 3rd and 4th sts., two stories; above; renting for \$110 per month. Price, \$14,000.

ON WEST SIDE OF 11TH ST. NW., between G and H; frame store. Will be sold reasonable.

RESTAURANT PROPERTY on 7th st. nw., good three-story ten-room brick, with cellar. Lot 20x80. Will be sold reasonable.

ON M ST. SE.—Six room frame store; lot 20x92, to 30-foot alley. Price, \$2,500.

LOTS
67,000 SQ. FEET at 1st and Florida ave. ne., near new freight station; suitable for warehouse, private houses, or investment. Price reasonable.

3 1/2 ACRES on Benning road, cheap.

LOT—Corner 5th and Q sts. nw.; 20x130. Price, \$150 per foot.

LOTS 3, 4, 5, 6, 7, and 8, in Square 1110, on East Capitol st., at 7c per foot.

L. RICHOLD, Room 9—1010 F Street N. W.

STONE & FAIRFAX, 804-806-808 F Street and 1342 N. Y. Ave.

PUT YOUR MONEY IN REAL ESTATE

THE prices at which you can buy certain properties we have for sale and the terms of payment on which many of the houses can be sold argue all in favor of your buying property for a home or for an investment. The list below tells a pertinent story of extraordinary opportunities. Study it—figure on its offers—consult us about any house that strikes your fancy and we'll give you advice concerning it that is based on a perfect knowledge of values and opportunities.

A Splendid Investment.

Cost \$5,250. Price, \$3,500

Rents for \$25. A well built, 3 story bay window brick dwelling, near Washington circle.

A Low Price.

Price, \$4,250

8-room dwelling on an avenue near 14th st.; 2 stories, cellar; 4 rooms deep on a floor; furnace heat; 2 stairways; lot 18x90; alley. Newly papered and painted. Now in first class condition.

Near Gov't Printing Office.

Price, \$3,750

Good, solid 8-room house, in first class condition.

Near New Depot.

Price, \$3,900

2 stories; 4 rooms on a floor. Lot 20x100. An unusual bargain.

At a Special Figure.

Price, \$3,000

5th st. ne., near E. 6 rooms and bath; lot 30x106.

Owner Must Sell.

Held at \$5,500. Price \$3,900

Rents for \$25.30; 8-room brick; lot 30x90, west of 17th. Chance for a bargain.

A Good Investment.

Price, \$4,250

8th st. nw., near N. 3-story, 9-room brick dwelling. In good condition.

Remarkably Cheap Corner.

Reduced from \$8,750 to \$5,500

\$6,000 once loaned on it. 9 rooms; lot 17x110. Convenient location in n.w.

Between 13th and 14th Sts.

Price, \$7,000

New house; steam heat; 4 rooms on 2 floor; 2 stairways; rear porches. See us at once.

Mount Pleasant Bargain.

Price, \$5,000

1431 Sheridan st. If you value location and don't want to pay more than \$5,000 for a house, this is just the one you're looking for. Well constructed and the best materials used.

A First-Class Investment.

Price, \$10,000

Renting for \$96. 5 houses on a lettered street west of 7th.

A Genuine Bargain.

Price, \$4,000

8-room dwelling on E st. 4 rooms on 2 floor. Lot 20x100; alley. House in good condition.

Superb Location.

Price, \$3,650

10th st. ne., near Mass. ave. 8 rooms and cellar. Lot 21x100.

An Investment.

Price, \$4,000

F st., west of 15th. Bay window brick dwelling; first-class surroundings; well rented.

A Nice Home.

Price, \$4,000

\$2,700 refused this week. 9 rooms; hot water heat. Lot 19x115. On 8th st. ne., near F.

Don't Fail to See Us About This One.

Price, \$4,000

Owner now living in the West wishes to realize. Has reduced price from \$4,500. 8-room dwelling on 10th st. Cellar and furnace.

Of Splendid Construction.

Price, \$4,000

Built to sell for \$5,250. 8-room modern dwelling. Near 1st and S sts.

On You Street, Near First.

Price, \$4,000

One of these pretty new houses on the north side of the street. 2 stories, cellar, tiled bath.

Tenth Street N.W., Not N.E.

Price, \$3,000

Near K, brick; 6 rooms and bath. An unusually low price for this location.

A Good Investment.

Price, \$2,500

8th st. ne., near D. 6 rooms and bath.

Price, \$2,850

D st. ne., near 4th. Bay window brick. 6 rooms and bath.

Price, \$1,800

4th st. ne., near F. Brick dwelling.

This Is a "Dandy"

Price, \$5,000

Hot water heat, tiled bath, open nickel plumbing. Well planned house. Four rooms on first floor. Stone porch and steps. West of Ninth street.

Another Good One

Price, \$3,400

Rents for \$25. On Q street near Seventh. In excellent condition.

A Special Bargain

Price, \$3,500

Near Fifteenth and T streets, two-story brick dwelling; cellar, furnace heat. Lot 20x80 to alley.

A Low Price for a Modern House

Price, \$4,750

Near Connecticut avenue and Q street. Bay window brick in a high-priced location.

An Extraordinary Bargain

Price, \$3,350

A prettier and more complete house than any ever offered in the Northwest at the price. Can you think of another even at \$4,500 with such attractive features. Detached; front porch; modern bathroom; porcelain tub; nickel plumbing; cabinet mantels; furnace heat; side entrance. In Northwest, west of Seventh street. Near two car lines. Easy payments.

Don't Miss This Opportunity

Price, \$3,750

Sold for \$3,200 a few years ago. Rents for \$25. Good as a home or an investment. On a lettered street, west of Thirtieth. Eight rooms; lot 20x90. Alley.

You Can't Beat This

Price, \$4,750

\$3,900 loaned on it. Rents for \$40. Near North Capitol street; nine rooms; furnace.

A Magnificent Investment

Price, \$4,250

Renting for \$25.50. Practically new corner house. West of Ninth street; eight rooms; two baths. Here's your opportunity to invest your money.

Are You Looking for a Nice Home?

Price, \$4,000

One of those pretty new houses on 11 street, north side, between First and Second; two stories; cellar, reception hall; tiled bath.

Splendid Location

Price, \$4,250

Nearly new house near Stanton Park; two story and cellar; four rooms deep on each floor; tiled bath and porcelain tub; furnace heat.

Both Price and Property Will Please You

Price, \$4,000

Near Second street and Maryland avenue, two stories and cellar; eight rooms and bath; in first class condition. Lot 13x55.